

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Jeffrey I. Golden, State Bar No. 133040 jgolden@lwgfllp.com P.O. Box 2470 Costa Mesa, California 92628-2470 Telephone: (714) 445-1013 Facsimile: (714) 966-1002 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Chapter 7 Trustee	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION	
In re: KENNETH LLOYD TUCKER AND CLARISSA JANE TUCKER, Debtor(s).	CASE NO.: 8:14-bk-14803-TA CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 10/25/2016	Time: 11:00 am
Location: Courtroom 5B, United States Bankruptcy Court, 411 West Fourth Street, Santa Ana, California 92701	

Type of Sale: ☐ Public ☒ Private **Last date to file objections:** 10/11/2016

Description of property to be sold: All of the estate's right, title and interest in the real property located at 4721 Howard Avenue, Los Alamitos, California 90720. See attached Notice of Hearing.

Terms and conditions of sale: Sale is as is, where is, with all faults, without warranty or recourse but free and clear of any and all liens, claims, and interests, together with all improvements, as well as all easements and appurtenances pursuant to 11 U.S.C. Sections 363(b) and (f). The sale is subject to Bankruptcy Court approval and overbids.

Proposed sale price: \$ 690,000.00

Overbid procedure (if any): Please see attached description of overbid procedure.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

October 25, 2016 at 11:00 a.m., Courtroom 5B, United States

Bankruptcy Court, 411 West Fourth Street, Santa Ana, CA 92701

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Jeffrey I. Golden

Chapter 7 Trustee

P.O. Box 2470

Costa Mesa, CA 92628-2470

Tel: (714) 445-1013 Fax: (714) 966-1002

Date: 10/04/2016

THE OVERBID PROCEDURE – Case No. 8:14-bk-14803-TA

The Trustee proposes the following procedure to allow for overbids prior to the Court's approval of the sale of the Property¹:

1. Qualifying bidders ("Qualifying Bidder") shall:
 - a. Bid at least \$700,000 in cash for the Property;
 - b. Set forth in writing the terms and conditions of the offer that are at least as favorable to the Trustee as those set forth in the Purchase Agreement attached to the Motion as Exhibit "4";
 - c. Be financially qualified, in the Trustee's exercise of his sound business judgment, to close the sale as set forth in the Purchase Agreement;
 - d. Submit an offer that does not contain any contingencies to closing the sale, including, but not limited to, financing, inspection, or repair contingencies;
 - e. Submit a cash deposit for the Property in the amount of \$20,700 (the "Overbid Deposit") payable to Jeffrey I. Golden, Chapter 7 Trustee for the Bankruptcy Estate of Kenneth Lloyd Tucker and Clarissa Jane Tucker, in the form of a cashier's check, which Overbid Deposit shall be non-refundable if the bid is deemed to be the Successful Bid, as defined in paragraph 4 below. The Overbid Deposit, written offer, and evidence of financial qualification must be delivered to the Trustee (at 650 Town Center Drive, Suite 950, Costa Mesa, California 92626) at or before the hearing currently set for October 25, 2016, at 11:00 a.m.

¹ Capitalized terms not expressly defined herein shall have the meanings provided in the Motion.

2. At the hearing on the Motion, only the Buyer and any party who is deemed a Qualifying Bidder shall be entitled to bid.

3. Any incremental bid in the bidding process shall be at least \$1,000 higher than the prior bid.

4. At the hearing on the Motion and upon conclusion of the bidding process, the Trustee shall decide, subject to Court approval, which of the bids is the best bid, and such bid shall be deemed to be the "Successful Bid." The bidder who is accepted by the Trustee as the successful bidder (the "Successful Bidder") must pay all amounts reflected in the Successful Bid in cash at the closing of the sale. At the hearing on the Motion, and upon conclusion of the bidding process, the Trustee may also acknowledge a back-up bidder (the "Back-Up Bidder") which shall be the bidder with the next best bid. Should the Successful Bidder fail to close escrow on the sale of the Property, the Trustee may sell the Property to the Back-Up Bidder without further Court order.

5. Overbids shall be all cash and no credit shall be given to the purchaser or overbidder(s).

Jeffrey I. Golden, State Bar No. 133040
P.O. Box 2470
Costa Mesa, California 92628-2470
Telephone: (714) 445-1013
Facsimile: (714) 966-1002

Chapter 7 Trustee

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
SANTA ANA DIVISION

In re
KENNETH LLOYD TUCKER AND
CLARISSA JANE TUCKER,
Debtors.

Case No. 8:14-bk-14803-TA
Chapter 7

**NOTICE OF HEARING ON CHAPTER 7
TRUSTEE'S MOTION FOR ORDER:**
**(1) AUTHORIZING SALE OF REAL
PROPERTY FREE AND CLEAR OF
LIENS, CLAIMS, AND INTERESTS
PURSUANT TO 11 U.S.C. §§ 363(b)
AND (f);**
**(2) APPROVING OVERBID
PROCEDURES;**
**(3) APPROVING BUYER, SUCCESSFUL
BIDDER, AND BACK-UP BIDDER AS
GOOD-FAITH PURCHASER
PURSUANT TO 11 U.S.C. § 363(m);**
**(4) AUTHORIZING PAYMENT OF
UNDISPUTED LIENS, REAL ESTATE
BROKER'S COMMISSIONS AND
OTHER ORDINARY COSTS OF
SALE; AND**
**(5) APPROVING AND AUTHORIZING
PAYMENT OF REAL ESTATE
AGENT'S ADMINISTRATIVE CLAIM**

**[4721 Howard Avenue, Los Alamitos,
California 90720]**

DATE: October 25, 2016
TIME: 11:00 a.m.
CTRM: 5B
411 West Fourth Street
Santa Ana, California 92701

Jeffrey I. Golden, Chapter 7 Trustee
P.O. Box 2470
Costa Mesa, California 92628-2470
Tel (714) 445-1013 Fax (714)-966-1002

**TO THE DEBTORS, CREDITORS, OFFICE OF THE UNITED STATES TRUSTEE AND
ALL PARTIES IN INTEREST:**

PLEASE TAKE NOTICE that on **October 25, 2016, at 11:00 a.m.** in Courtroom 5B of the United States Bankruptcy Court for the Central District of California, Santa Ana Division, located at 411 West Fourth Street, Santa Ana, California, the Court will hold a hearing on the *Motion for Order: (1) Authorizing Sale of Real Property Free and Clear of Liens, Claims, and Interests Pursuant to 11 U.S.C. §§ 363(b) and (f); (2) Approving Overbid Procedures; (3) Approving Buyer, Successful Bidder, and Back-up Bidder as Good-Faith Purchaser Pursuant to 11 U.S.C. § 363(m); (4) Authorizing Payment of Undisputed Liens, Real Estate Broker's Commissions and Other Ordinary Costs of Sale; and (5) Approving and Authorizing Payment of Real Estate Agent's Administrative Claim* (the "Motion")¹ filed by Jeffrey I. Golden, the chapter 7 trustee (the "Trustee") for the bankruptcy estate (the "Estate") of Kenneth Lloyd Tucker and Clarissa Jane Tucker (the "Debtors"), which seeks an order:

1. approving the Purchase Agreement (defined below) and the sale of the real property located at 4721 Howard Avenue, Los Alamitos, California 90720 (the "Property") as is, where is, with all faults, without warranty or recourse, but free and clear of any and all liens, claims, and interests (described below), together with all improvements, as well as all easements and appurtenances pursuant to 11 U.S.C. §§ 363(b) and (f);

a. to Adan Anguiano and Roxanne J. Leivas and/or assigns (collectively, the "Buyer"), whose address is 1449 Deep Water Avenue, Wilmington, California 90744, for \$690,000.00 (the "Purchase Price") pursuant to the terms of the *California Residential Purchase Agreement and Joint Escrow Instructions, Buyer's Inspection Advisory, Cooperating Broker Compensation Agreement and Escrow Instruction, and Counter Offer* (together, the "Purchase Agreement"), a copy of which is attached as Exhibit "4" to the Motion; or

b. to the successful bidder whose purchase offer for the Property is accepted by the Trustee at the hearing on the Motion;

2. approving the overbid procedures set forth in the Motion as summarized below;

3. approving the Buyer, the successful bidder, and the back-up bidder as a "good faith" purchaser under § 363(m) of the Bankruptcy Code;

4. authorizing the Trustee to pay, through escrow, from the proceeds of the sale and without further order of the Court, the Citibank Lien, the Flagstar Lien, the property tax liens, other real property taxes and assessments prorated as of the close of escrow, the broker's commission,² and any escrow fees, title insurance premiums and other ordinary and typical closing costs and expenses payable by the Trustee pursuant to the Purchase Agreement or in accordance with local custom;

¹ All terms not specifically defined herein shall have the meaning set forth in the Motion.

² Pursuant to the order entered September 15, 2016, the Trustee is authorized to employ Coldwell Banker as his broker and agents William Friedman and Greg Bingham. The employment terms provide for a total broker's commission aggregating six percent (6%) of the sales price of the Property.

5. approving the Administrative Claim and authorizing the Administrative Claim to be paid through escrow;

6. attaching any unpaid portion of the liens to the sales proceeds in the same value, priority and scope as such liens currently exist against the Property, subject to any and all of the Trustee's rights to object to, dispute, or subordinate such liens;

7. reserving to the Trustee all rights to object to the validity, scope and priority of all disputed liens, claims and interests;

8. authorizing the Trustee to take any and all necessary actions to consummate the sale of the Property;

9. waiving any requirements for lodging periods of the order approving the Motion imposed by Local Bankruptcy Rule 9021-1 and any other applicable bankruptcy rules; and

10. waiving the stay of the order approving the Motion imposed by Federal Rule of Bankruptcy Procedure 6004(h) and any other applicable bankruptcy rules.

To the extent there is any tax liability to the Estate from the sale, such taxes will be paid from the net proceeds the Estate receives from the sale.

After payment of the above-described liens, any other real property taxes and assessments, the broker's commission, the Administrative Claim and costs of sale, it is estimated that the sale of the Property will generate approximately \$40,000 for the benefit of the Estate.

PLEASE TAKE FURTHER NOTICE that the Trustee seeks to sell the Property free and clear of any and all liens, claims, and interests. According to the Preliminary Report prepared by First American Title Company with an effective date of August 29, 2016 (the "Title Report"), a copy of which is attached to the Motion as Exhibit "3," the following items have been recorded against the Property:

Item	Exception	Original Amount/ Scheduled Amount	Description
1	Property taxes	Not yet due and payable	2016-2017 taxes.
2	Property taxes	\$8,505.62	Lien of defaulted taxes for 2011-2012. The amount to redeem is \$8,505.62, valid through October 2016.
3	Assessment liens	Unknown	Community Facilities District Los Alamitos Unified School District.
4	Property taxes	Unknown	Lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
5-6	Easements	N/A	Easements for pole line, public utilities and incidental purposes.
7	Map	N/A	Map filed in Record of Surveys.

8	Deed of trust	\$648,000/scheduled as \$549,047	Deed of trust to secure an indebtedness owed to Citibank, N.A., recorded February 20, 2007, No. 07-108636, Official Records (the "Citibank Lien"). ³ A document recorded April 8, 2014, No. 14-130653, substituting Clear Recon Corp. as trustee. A notice of default recorded April 28, 2014, No. 14-159674.
9	Deed of trust	\$150,000/scheduled as \$42,876	Deed of trust to secure an indebtedness (equity line/ revolving credit) owed to Flagstar Bank, FSB, recorded June 15, 2007, No. 07-383387, Official Records, assigned to The Bank of New York Mellon Trust Company, N.A., successor to JPMorgan Chase Bank, N.A. as Indenture Trustee for Flagstar Home Equity Loan Trust 2006-2 by assignment recorded August 22, 2014, No. 14-340961, Official Records (the "Flagstar Lien").
10	Bankruptcy Case	N/A	Any matters arising out of Case No. 8:14-bk-14803-TA.
11	Any defects, liens, encumbrances, etc.	N/A	Any defects, liens, encumbrances or other matters which name parties with the same or similar names as Kenneth L. Tucker (2 Matters).

The Trustee reserves the right to object to all or any portion of each and every claim or encumbrance that has been or will be asserted against the Property.

PLEASE TAKE FURTHER NOTICE that all overbids must be in writing and must be submitted to the Trustee at 650 Town Center Drive, Suite 950, Costa Mesa, California 92626. Overbids are due at or before the hearing currently set for October 25, 2016, at 11:00 a.m.

PLEASE TAKE FURTHER NOTICE that the overbid procedures sought to be approved by the Court are as follows:

1. Qualifying bidders ("Qualifying Bidder") shall:
 - a. Bid at least \$700,000 in cash for the Property;
 - b. Set forth in writing the terms and conditions of the offer that are at least as favorable to the Trustee as those set forth in the Purchase Agreement attached to the Motion as Exhibit "4";
 - c. Be financially qualified, in the Trustee's exercise of his sound business judgment, to close the sale as set forth in the Purchase Agreement;
 - d. Submit an offer that does not contain any contingencies to closing the sale, including, but not limited to, financing, inspection, or repair contingencies;

³ The Trustee is informed that the total payoff of the Citibank Lien is approximately \$552,329.71. The Trustee has not yet received the payoff demand for the Flagstar Lien.

e. Submit a cash deposit for the Property in the amount of \$20,700 (the "Overbid Deposit") payable to Jeffrey I. Golden, Chapter 7 Trustee for the Bankruptcy Estate of Kenneth Lloyd Tucker and Clarissa Jane Tucker, in the form of a cashier's check, which Overbid Deposit shall be non-refundable if the bid is deemed to be the Successful Bid, as defined in paragraph 4 below. The Overbid Deposit, written offer, and evidence of financial qualification must be delivered to the Trustee (at 650 Town Center Drive, Suite 950, Costa Mesa, California 92626) at or before the hearing currently set for October 25, 2016, at 11:00 a.m.

2. At the hearing on the Motion, only the Buyer and any party who is deemed a Qualifying Bidder shall be entitled to bid.

3. Any incremental bid in the bidding process shall be at least \$1,000 higher than the prior bid.

4. At the hearing on the Motion and upon conclusion of the bidding process, the Trustee shall decide, subject to Court approval, which of the bids is the best bid, and such bid shall be deemed to be the "Successful Bid." The bidder who is accepted by the Trustee as the successful bidder (the "Successful Bidder") must pay all amounts reflected in the Successful Bid in cash at the closing of the sale. At the hearing on the Motion, and upon conclusion of the bidding process, the Trustee may also acknowledge a back-up bidder (the "Back-Up Bidder") which shall be the bidder with the next best bid. Should the Successful Bidder fail to close escrow on the sale of the Property, the Trustee may sell the Property to the Back-Up Bidder without further Court order.

5. Overbids shall be all cash and no credit shall be given to the purchaser or overbidder(s).

The Motion is based upon the Memorandum of Points and Authorities, the Declarations of Jeffrey I. Golden and Greg Bingham and the Exhibits attached to the Motion, all pleadings, papers and records on file with the Court, and on such other evidence, oral or documentary, as may be presented to the Court at the time of the hearing on the Motion.

Your Rights May Be Affected. You should read these papers carefully and discuss them with your attorney, if you have one. (If you do not have an attorney, you may wish to consult one.)

Deadline for Opposition Papers. The Motion is being heard on regular notice pursuant to LBR 9013-1. If you wish to oppose the Motion, you must file a written response with the Court and serve a copy of it upon the Movant or Movant's attorney at the address set forth above no less than **14 days** prior to the above hearing date. If you fail to file a written response to the Motion within such time period, the Court may treat such failure as a waiver of your right to oppose the Motion and may grant the requested relief.

Hearing Date Obtained Pursuant to Judge's Self-Calendaring Procedure. The undersigned hereby verifies that the above hearing date and time were available for this type of Motion according to the judge's self-calendaring procedures.

PLEASE TAKE FURTHER NOTICE that any party requesting a copy of the Motion or any supporting documents filed with the Court with respect to the Motion may contact the Trustee, Jeffrey I. Golden, by email at jgolden@lwqfilp.com, by mail at P.O. Box 2470, Costa Mesa, California 92628-2470, or by telephone at (714) 445-1013.

Dated: October 4, 2016

/s/ JEFFREY I. GOLDEN

JEFFREY I. GOLDEN
Chapter 7 Trustee

Jeffrey I. Golden, Chapter 7 Trustee

P.O. Box 2470
Costa Mesa, California 92628-2470
Tel (714) 445-1013 Fax (714)-966-1002

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

650 Town Center Drive, Suite 950, Costa Mesa, California 92626

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF HEARING ON CHAPTER 7 TRUSTEE'S MOTION FOR ORDER: (1)AUTHORIZING SALE OF REAL PROPERTY FREE AND CLEAR OF LIENS, CLAIMS, AND INTERESTS PURSUANT TO 11 U.S.C. §§ 363(b) AND (f);(2)APPROVING OVERBID PROCEDURES;(3)APPROVING BUYER, SUCCESSFUL BIDDER, AND BACK-UP BIDDER AS GOOD-FAITH PURCHASER PURSUANT TO 11 U.S.C. § 363(m); (4)AUTHORIZING PAYMENT OF UNDISPUTED LIENS, REAL ESTATE BROKER'S COMMISSIONS AND OTHER ORDINARY COSTS OF SALE; AND(5)APPROVING AND AUTHORIZING PAYMENT OF REAL ESTATE AGENT'S ADMINISTRATIVE CLAIM** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner indicated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) **October 4, 2016**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) **October 4, 2016**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) **October 4, 2016**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

The Honorable Theodor C. Albert, 411 W. 4th Street, 5th Floor, Santa Ana, CA 92701

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

October 4, 2016

Date

Kelly Adele

Printed Name

/s/ Kelly Adele

Signature

SERVICE LIST

Kenneth Lloyd Tucker
Clarissa Jane Tucker
4721 Howard Avenue
Los Alamitos, CA 90720
Debtors

Kenneth Lloyd Tucker
Clarissa Jane Tucker
17710 151st Ave SE
Renton, WA 98058
Debtors

Flagstar Bank, FSB
The Wolf Law Firm, A Law Corporation
2955 Main Street, 2nd Floor
Irvine, CA 92614

CitiMortgage, Inc.
P.O. Box 688974
Des Moines, IA 50368

Account Mgmt Services
5300 Orange Avenue, Suite 120
Cypress, CA 90630

Asset Recovery Group, Inc.
P.O. Box 14947
Portland, OR 97293

Bart Adams
Attorney at Law
2626N N. Pearl Street
Tacoma, WA 98407

CCS
P.O. Box 7249
Portsmouth, MH 03802

CMRE Financial
3075 E. Imperial Hwy, Suite 200
Brea, CA 92821

Carriages At Fairwood Downs
15030 SE 179th Street
Renton, WA 98058-9007

Central Financial Control
P.O. Box 66044
Anaheim, CA 92816-6044

Chase
P.O. Box 15298
Wilmington, DE 19850-5298

Citimortgage
1000 Technology Drive
Mail Station 73D
O'Fallon, MO 63368

Clear Recon Corp
4375 Jutland Drive, Suite 200
San Diego, CA 92117

Comcast
P.O. Box 34227
Seattle, WA 98124

Commonwealth Financial Systems
245 Main Street
Dickson City, PA 18519

Designed Receivable So.
1 Centerpointe Drive, Suite 45
La Palma, CA 90623

Elliot Bay Adjustments
10740 Meridian Avenue, Suite 200
Seattle, WA 98133

Employment Development Department
Bankruptcy Group MIC 92E
P.O. Box 826880
Sacramento, CA 94280

Fair Collections & Outsourcing
12304 Baltimore Avenue, Suite E
Beltsville, MD 20705

Federal Bond Collection
330 S. Warmister Road
Hatboro, PA 19040

Flagstar Bank FSB
5151 Corporate Drive
Mail Stop E 115 3
Troy, MI 48098

Franchise Tax Board
Bankruptcy Section , MS: A-340
P.O. Box 2952
Sacramento, CA 95812

Grant & Weber
26575 West Agoura Road
Calabasas, CA 91302

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101

LTD Financial Services LP
7322 Southwest Frwy, Suite 1600
Houston, TX 77074

Lakewood Regional Medical Center
Box 830913
Birmingham, AL 35283

Medix Ambulance
c/o Southwest Collection Service, Inc.
P.O. Box 6349
Orange, CA 92863

Miramet Revenue Group
991 Oak Creek Drive
Lombard, IL 60148

Orange County Tax Collection
P.O. Box 1438
Santa Ana, CA 92702

Pacific Vascular Inc.
Elliot Bay Adjustment Co. Inc.
10740 Meridian Avenue North, Ste 200
Seattle, WA 98133

Pinnacle Credit Services LLC
7900 Highway 7
St. Louis Park, MN 55426

Progressive Management
1521 W. Cameron Avenue, Fl. 1
West Covina, CA 91790

Pudget Sound Energy
Bot-01
P.O. Box 91269
Bellevue, WA 98009

Puget Sound Collections
P.O. Box 66995
Tacoma, WA 98464

SW Credit Systems Inc.
4120 International Pkwy, Suite 200
Carrollton, TX 75007

Sea Mar Community
1040 S. Henderson Street
Seattle, WA 98108

Securities and Exchange Commission
444 S. Flower Street, #900
Los Angeles, CA 90071

Southern Cal Edison
300 N. Lone Hill Avenue
San Dimas, CA 91773

Southwest Collections
1111 E. Katella Avenue, Ste 260
Orange, CA 92867

Specialized Loan Services
8742 Lucent Boulevard, Suite 300
Highland Ranch, CA 80129

Specialized Loan Servicing LLC
8742 Lucent Boulevard, Suite 300
Highlands Ranch, CO 80129

State Board of Equalization
P.O. Box 942879
Sacramento, CA 94279

Swedish Medical Center
Mailstop 23362674
P.O. Box 660064
Dallas, TX 75266

Wells Fargo Bank, N.A., dba Wells Fargo Deal
P.O. Box 19657
Irvine, CA 92623

Wells Fargo Dealer Services
P.O. Box 25341
Santa Ana, CA 92799

William Friedman
Coldwell Banker Residential Brokerage
8840 S. Sepulveda Boulevard
Los Angeles, CA 90045

Adan Anguiano and Roxanne J. Leivas
1449 Deep Water Avenue
Wilmington, CA 90744

Adan Anguiano and Roxanne J. Leivas
c/o TNG Real Estate Consultants
Attn: Gus Alvarado
4332 Cerritos Avenue
Los Alamitos, CA 90720-2557

William Friedman
Coldwell Banker
8840 S. Sepulveda Blvd.
Los Angeles, CA 90045

Greg Bingham
Coldwell Banker
840 Newport Center Drive, Suite 100
Newport Beach, CA 92660

First American Title Company
Order No. O-SA-5280346 (dt)
Attn: Debbie Tognetti, Title Officer
4 First American Way
Santa Ana, CA 92707

Antonia Delgado
A & A Escrow Services, Inc.
415 North Crescent Drive, Suite 320
Beverly Hills, CA 90210

CERTIFIED MAIL

Citibank
Attn: Officer
PO Box 790017, MS 221
St. Louis, MO 63179

CERTIFIED MAIL

Citibank, N.A.
Attn: Officer
3900 Paradise Road, Suite 127
Las Vegas, NV 89109

CERTIFIED MAIL

Citimortgage
Attn: Officer
1000 Technology Drive
Mail Station 730
O'Fallon, MO 63368

CERTIFIED MAIL

Citibank, National Association
Headquarters
Attn: Officer
701 East 60th Street North
Sioux Falls, SD 57104

CERTIFIED MAIL

Citibank, N.A.
Attn: Officer
PO Box 6030
Sioux Falls, SD 57117-6030

CERTIFIED MAIL

Citibank, N.A.

Attn: Officer

PO Box 688971

Des Moines, IA 50368-8971

Clear Recon Corp.

Attn: Officer, Director or Agent
for Service of Process

4375 Jutland Drive, Suite 200

San Diego, CA 92117

Stewart Lender Services

Attn: Officer, Director or Agent
for Service of Process

290 Bilmar Drive

Pittsburgh, PA 15205

County of Orange

Attn: Treasurer-Tax Collector

P.O. Box 1438

Santa Ana, CA 92702-1438

Specialized Loan Services

Attn: Officer, Director or Agent
for Service of Process

8742 Lucent Blvd., Ste 300

Highlands Ranch, CA 80129

Andrew Kussmaul

Authorized Agent for

Specialized Loan Servicing LLC

Buckley Madole, P.C.

PO Box 9013

Addison, TX 75001

CERTIFIED MAIL

Flagstar Bank, FSB

Headquarters

Attn: Officer

5151 Corporate Dr.

Troy, MI 48098-2639

CERTIFIED MAIL

Flagstar Bank, FSB

Attn: Officer

PO Box 2026

Flint, MI 48501-2026

Mortgage Electronic Registration
Systems, Inc.

Attn: Officer, Director or Agent
for Service of Process

PO Box 2026

Flint, MI 48501-2026

CERTIFIED MAIL

The Bank of New York Mellon
Trust Company, N.A., Successor to
JPMorgan Chase Bank, N.A.,
As Indenture Trustee for Flagstar
Home Equity Loan Trust 2006-2
c/o Specialized Loan Servicing, LLC
Attn: Officer
8742 Lucent Blvd. #300
Highlands Ranch, CO 80129

CERTIFIED MAIL

The Bank of New York Mellon
c/o CT Corporation System,
Agent for Service of Process
Attn: Officer
818 W. 7th Street, Ste. 930
Los Angeles, CA 90017

CERTIFIED MAIL

The Bank of New York Mellon
c/o CT Corporation System,
Agent for Service of Process
Attn: Officer
818 W. 7th Street, Ste. 930
Los Angeles, CA 90017

Electronic Mail Notice List

Dana C Bruce danaesq2@aol.com, robertaecf@yahoo.com
Joseph C Delmotte ecfcacb@aldridgepite.com, JCD@ecf.inforuptcy.com;jdelmotte@aldridgepite.com
Daniel K Fujimoto wdk@wolffirm.com
Jeffrey I Golden (TR) ljones@wgllp.com, jig@trustesolutions.net;kadele@wgllp.com;lfisk@wgllp.com
Sharon Hunt sharon.m.hunt@citi.com
Sheryl K Ith sith@cookseylaw.com, sith@ecf.courtdrive.com
Deanna L Kiernan deanna.l.kiernan@citi.com
Cheryl A Knapmeyer cheryl.a.knapmeyer@citi.com, cheryl.a.knapmeyer@citi.com
Sheryl A Szybisty sheryl.a.szybisty@citi.com, sheryl.a.szybisty@citi.com
United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
Helen L Williams helen.l.williams@citi.com

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

650 Town Center Drive, Suite 950, Costa Mesa, California 92626

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner indicated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) **October 4, 2016**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) **October 4, 2016**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) **October 4, 2016**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

The Honorable Theodor C. Albert, 411 W. 4th Street, 5th Floor, Santa Ana, CA 92701

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

October 4, 2016

Date

Kelly Adele

Printed Name

/s/ Kelly Adele

Signature

Electronic Mail Notice List

Dana C Bruce danaesq2@aol.com, robertaecf@yahoo.com
Joseph C Delmotte ecfcacb@aldridgepite.com, JCD@ecf.inforuptcy.com;jdelmotte@aldridgepite.com
Daniel K Fujimoto wdk@wolffirm.com
Jeffrey I Golden (TR) ljones@wgllp.com, jig@trustesolutions.net;kadele@wgllp.com;lfisk@wgllp.com
Sharon Hunt sharon.m.hunt@citi.com
Sheryl K Ith sith@cookseylaw.com, sith@ecf.courtdrive.com
Deanna L Kiernan deanna.l.kiernan@citi.com
Cheryl A Knapmeyer cheryl.a.knapmeyer@citi.com, cheryl.a.knapmeyer@citi.com
Sheryl A Szybisty sheryl.a.szybisty@citi.com, sheryl.a.szybisty@citi.com
United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
Helen L Williams helen.l.williams@citi.com